

**Work Session  
March 18, 2003**

The Montgomery County Board of Commissioners met in a work session on Tuesday, March 18, 2003 at 4:00 p.m. in the Montgomery County Commissioners' Conference Room. A full board was present. *Chairman Maness called the meeting to order and the following was heard:*

**Discussion on New Jail Project**

Sheriff Jeff Jordan introduced representatives from Ware Bonsall Architects, Glenn Ware and Steven Allen who were present to discuss costs of a new jail.

Mr. Ware said in the past contractors used reinforced masonry. The building has to be secure because of the prisoners.

He presented photos from the Cumberland County jail project they designed as well as Henderson County. They used pre-cast concrete cells. He said the quality of these pre-cast cells is superior. He said they come pre-wired and pre-plumbed. He said going with the pre-cast cells shrinks the construction time by months. Mr. Ware said the jail in Henderson County was built in the winter and the winter conditions did not affect construction. It took 18 months to build and cost \$145 per square foot.

Mr. Ware said they were going to build onto the Columbus County Jail with pre-engineered metal buildings. The plan was to use the pre-engineered metal buildings and the pre-cast cells it was built and the cost was \$141 square feet. He said this project was put on hold because of the Governor holding funds.

Mr. Ware discussed the Montgomery County Jail project and its costs. He said Option 1 would include pre-cast cells, pre-engineered metal buildings and would include HVAC, lighting, furnishings, desk, and furnishings and would cost \$141 per square foot. Option 2 is the conventional way and would cost \$150 per square feet.

He said the numbers were based on passed costs for clients and includes a 5% contingency. There is a savings of \$300,000 between Option 1 and Option 2.

Mr. Ware said if construction would begin in April, the groundbreaking would be in November and it would be a 12-month construction period and a 3-month period to complete the punch list and for training of employees.

Mr. Matthews asked how do these pre-cast cells relate to the State Building Code? Mr. Ware explained that there are two companies that manufacture these pre-cast cells that he would recommend because of their reputation. He said these pre-cast cells are built in a factory and have to be inspected and approved for quality. Mr. Ware said there have been problems with pre-cast cells made by Fiberbon. He said Robeson County used Fiberbon and they have had several problems.

Commissioner Knight asked what kind of problems? Mr. Ware and Mr. Allen said concrete is peeling and other problems such as blind spots. Mr. Knight said would the Sheriff play a part in the design? Both representatives said yes. Sheriff Jordan said he has been involved in this process.

Mr. Allen asked Mr. Ware to discuss the metal. Mr. Ware said there are different gauges that can be chosen and he said the metal could last up to 30 years. Chairman Maness asked about the life of the pre-cast cells. Mr. Ware said they will last longer than everything else around them.

Commissioner Morris asked Sheriff Jordan if he has been to any of the jails he presented? Mr. Ware encouraged the Sheriff to go look at them.

Mr. Allen said Mecklenburg County used the pre-engineered metal in their jail.

Commissioner Knight asked if it would make any difference in the cost of heating and cooling? Mr. Ware said no because there are guidelines for this.

Commissioner Knight asked if it was a flat roof and Mr. Ware said no.

Commissioner Knight asked how many cells? Mr. Ware said 16. Sheriff Jordan said that would be a total of 90 beds.

Chairman Maness asked about future expansion. The representatives said this should be addressed during the design stage (doorways would need to be made wider, etc.)

Commissioner Knight asked where visitation would be? Mr. Ware said off of the lobby. Mr. Ware discussed video visitations and arraignments. He said the video arrangements would cut back on hours, transportation, etc.

Commissioner Corbett asked about a generator because he didn't see one in the proposal. Mr. Ware said the generator is included in the electrical cost.

Chairman asked if grading and fencing would be included in the cost? Mr. Ware said yes. He said the fencing isn't the same as fencing at a prison. It is to keep people away. He said one unknown is the soil and that is one reason for the contingency.

Commissioner Knight asked how much the video visitation/arraignment would cost? Mr. Ware said \$80-100,000. Mr. Knight asked how much it would save? Sheriff Jordan said the intent is to minimize time and staff, but have enough staff.

The board discussed recreation requirements.

The board thanked Mr. Ware and Mr. Allen for their presentation.

### **Criminal Justice Partnership Program**

Sheriff Jordan explained the Criminal Justice Partnership Program to the Board. This program is state funded and funds were cut last year. So in order to continue the program, Sheriff Jordan employed Randolph County to run the program. He said this partnership has worked out really well it is an excellent program. Sheriff Jordan said he is requesting the board approve the continued partnership as well as approval for Randolph County to apply for the allocated funds for this program.

Chairman Maness asked if this is the program Bruce Whitcher was involved in? Sheriff Jordan said he is on the Criminal Justice Partnership Board.

Sheriff Jordan said he also employs Kay Robinson five hours a month.

Sheriff Jordan said there is someone part-time that is working in the office here at the courthouse and they are from Randolph County. He said Randolph County has hired a full time person there who is from Montgomery County.

The board agreed to carry this forward to the regular session.

### **Budget Schedule**

Mr. Matthews presented the upcoming budget schedule to the board. The board was okay with the dates and Chairman Maness asked Mr. Matthews to begin scheduling the meetings.

### **County Manager's Report**

#### *Sidewalks for Safe Streets*

Mrs. Lisa Wilson, Town Manager of Mt. Gilead was present to request approval of a resolution for Sidewalks for Safe Streets. She explained the town is applying for a Department of Transportation Enhancement Grant to extend the sidewalks on N.C. Hwy 109 to Emmaline Street. She said this is not a request for money, but for support. She explained that this grant would pay for 80% of this project and the town will have to raise the remainder. Mrs. Wilson said Highland Concerned Citizens and the Mt. Gilead Spirit have approved this resolution.

Commissioner Knight asked why not continue on to the end of the city limits? Mrs. Wilson said they can only go as far as the money will allow them.

The board agreed to carry this forward to the regular session.

#### *Lake Tillery Fire Tax Board and Badin Lake Fire Tax Board*

Mr. Matthews said he had received letters from the Lake Tillery and Badin Lake Fire Tax Board requesting new board members. The letter from Lake Tillery requested Emily Patillo to be on their board and the letter from Badin Lake requested Fred Goodman to be on their board.

The board agreed to carry this forward to the regular session.

#### *Phone Lines in Department of Social Services*

DSS Director Jim Sanders was present and discussed problems with their phone system. Mr. Sanders said the Department of Social Services handles confidential information and phone conversations have been overheard just by simply selecting a line. He said this is a very serious problem. Mr. Sanders said he met with Mr. Matthews and Pat Sessoms regarding this and Mr. Sessoms said it would cost approximately \$9,000 to upgrade the phone system.

Several board members asked if this would add more phone lines. Mr. Sanders said no because it cost approximately \$50 per line per month.

Commissioner Bostic said he feels this should come from somewhere in the current budget instead of from the fund balance. Mr. Matthews said there is some lapse salary in the Planning Department that could be used.

After some discussion the board agreed to carry this forward to the regular session.

#### *Partnership With Randolph County – Transportation Committee*

Mr. Matthews said a transportation committee needs to be formed. Mr. Jim Sanders said it is critical that this committee include a good influential group and a member of the Board of Commissioners would be advantageous. He said we need to maintain these funds and have good resources to build a good transportation system.

Mr. Matthews and Mr. Sanders suggested these members include department heads from DSS, Health, as well as Council on Aging, Mental Health, and Development Disability. Mr. Sanders suggested getting those who have a vested interest.

It was agreed that Mr. Matthews, Mr. Sanders, and Commissioner Bostic be on the board and more names will be brought to add to this committee.

#### *Capital Project Ordinance*

Mr. Matthews presented the Capital Project Ordinance that will be on the agenda next month. This is for the budget for the new water line construction.

Commissioner Corbett asked if the engineering fee is always 10%? Mr. Matthews said most of the time. Commissioner Bostic said he feels we need to negotiate engineering costs. He said he has a problem with Hobbs Upchurch because he doesn't know if we are getting everything we are paying for. Mr. Bostic also said that he feels there are cheaper ways to construct the jail and we need to look into it.

Commissioner Morris said we have already employed Hobbs Upchurch for this current water line construction.

#### *CEDS*

Mr. Matthews said Judy Stevens requested a meeting with the Board of Commissioners with community leaders since we have the results of the CEDS. The board asked Mr. Matthews to set up the meeting sometime after May 15, after the budget meetings.

#### *ABC Election*

Mr. Matthews said he wanted to let the Board know what he found out about the ABC Election since the last meeting. He said I did not realize at the time that we haven't submitted a formal request. He said once a formal request is made that starts the clock ticking. We will have to have an elections within 60 days and no longer than 120 days. Mr. Matthews said a special election will cost between \$18,000 and \$20,000. He said the folks that came before the board said they didn't necessarily have to have a special election. Mr. Matthews said before we voted to do have the election but we have to adopt a special resolution. He said my recommendation is that we bring this resolution back with the proper wording. He said Martha Greco, Elections Director is looking into the proper wording for this. The county manager said she is checking to see if we can have this vote in November with the municipal elections. If we can't have the election with the municipal election, then my suggestion would be to have it during the primary in May because that would be the first countywide election. Commissioner Corbett said he thought that was what Commissioner Bostic's motion was. Commissioner Bostic said yes for it to be at the next election. Mr. Matthews said Ms. Greco is checking on this. He continued to say it can't be in November of an even number year.

#### *Announcements*

- State Budget affects meeting April 10 in Guilford County and April 11 in Cabarrus County. Commissioner Morris said we will have to go to our District's meeting. The board asked Mr. Matthews to find out what district we are in.
- Insurance Premiums are going up (120% -130% Worker's Compensation; 80% - 85% Liability; and Medical 20%). The board expressed concerns about this and asked the county manager if he was looking into insurance quotes with other companies. Mr. Matthews said yes. Commissioner Morris asked Mr. Matthews if he was looking at policies that were comparable with the county's current policies? Mr. Matthews said yes.
- Lake Tillery Fire Department has several firefighters that need to get the hepatitis shots. This is a series of three shots and they asked if a budget revision could be done to transfer funds for the cost of these shots. Commissioner Corbett said he received a call from Wadeville Fire Department with the same situation. The board directed the county manager to check with the other departments to see if any others are in the same situation before a decision is made. The board also had some concerns about the cost. The shots are a series of three and if they aren't taken properly the medicine has to be thrown out and reordered. Mr. Matthews said he had had some discussion with Kathleen-DeVore Jones, Health Director about this problem and they talked about having each individual sign a waiver form for financial responsibility if the shots aren't taken.
- Mr. Matthews said the County Manager from Richmond County called and said Richmond County was willing to pay for the cost of running the water line on Teddar Road and letting the customers be our customers because their county doesn't have water lines anywhere near Teddar Road and Montgomery County does.
- Mr. Matthews announced that the 911 signs down on Pekin Road have been corrected.

#### *Food Distribution*

Commissioner Bostic expressed his concerns about the surplus foods handout at the Ag Center on June 26 and 27. He said he received a call about the agency not being able to distribute the food there because of repairs that are being made. Mr. Bostic's concern was that food has been distributed there for years and that is where people expect the food to be given out; he said it will cause nothing but confusion.

Mr. Matthews said he and Chairman Maness met with some people at the Ag Center and because of damages that were done; we decided not to rent the building out to anyone else for now. He explained the prisoners are doing the repairs and he asked them to call back closer to the date because the work should be completed by then.

Chairman Maness said the prisoners can move aside because moving the distribution place will do nothing but cause confusion.

The board discussed the poor condition the Ag Center is in.

### *Jail Site*

The Board also discussed an alternative site for the property that is adjacent to property the county currently owns on Spring Street in Troy.

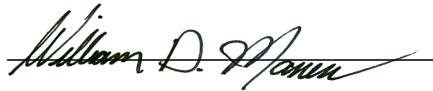
Mr. Matthews said a letter was written to the property owner asking if they would be interested in selling it. The property owner said yes, \$1 million. Commissioner Bostic suggested getting the property appraised and make an offer.

Chairman Maness said we need to get additional information and pursue this.

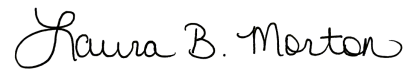
### **Items Carried Forward to Regular Session**

- CJPP Partnership with Randolph County
- Resolution in Support of Sidewalks for Safe Streets
- Lake Tillery Fire Tax Board Appointment
- Badin Lake Fire Tax Board Appointment
- DSS Phone Lines Allocation

There being no further business, the meeting adjourned.



William D. Maness, Chairman  
Board



Laura B. Morton, Clerk to the

There being no further business the meeting was adjourned.